067.0	0006	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	586,800 / 586,800
					USE VALUE:	586,800 / 586,800
					ASSESSED:	586,800 / 586,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		CUTTER HILL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KENNEY PETER
Owner 2:	
Owner 3:	
Street 1:	36 CUTTER HILL RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BRADLEY-GILBERT BRUCE -
Owner 2:	BRADLEY-GILBERT MARYELLEN -
Street 1:	36 CUTTER HILL RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,078 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6078.000	182,200	4,000	400,600	586,800
Total Card	0.140	182,200	4,000	400,600	586,800
Total Parcel	0.140	182,200	4,000	400,600	586,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 436.61 | /Parcel: 436.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 43189

GIS Ref

GIS Ref

Insp Date 10/05/18

!5759!

PREVIOUS ASSESSMENT

Parcel ID 067.0-0006-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	182,200	4000	6,078.	400,600	586,800	586,800	Year End Roll	12/18/2019
2019	101	FV	169,900	4000	6,078.	371,900	545,800	545,800	Year End Roll	1/3/2019
2018	101	FV	173,400	4000	6,078.	371,900	549,300	549,300	Year End Roll	12/20/2017
2017	101	FV	173,400	4000	6,078.	326,200	503,600	503,600	Year End Roll	1/3/2017
2016	101	FV	173,400	4000	6,078.	297,600	475,000	475,000	Year End	1/4/2016
2015	101	FV	162,500	4000	6,078.	263,200	429,700	429,700	Year End Roll	12/11/2014
2014	101	FV	162,500	4000	6,078.	248,900	415,400	415,400	Year End Roll	12/16/2013
2013	101	FV	162,500	4000	6,078.	236,900	403,400	403,400		12/13/2012

PRINT

Date	Time
12/10/20	20:36:08

LAST REV

Date	Time
10/05/18	10:12:05
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5759

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRADLEY-GILBERT	32612-329		3/26/2001		285,000	No	No		
BURNS TIMOTHY	26055-351		2/14/1996		155,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/3/1994	188		1,800					10X15 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2018	Meas/Inspect	DGM	D Mann
9/21/2018	MEAS&NOTICE	CC	Chris C
12/19/2008	Meas/Inspect	163	PATRIOT
8/7/2001	MLS	MM	Mary M
1/5/2000	Inspected	263	PATRIOT
11/15/1999	Mailer Sent		
11/10/1999	Measured	163	PATRIOT
3/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	43189
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6078		Sq. Ft.	Site		0	70.	0.94	12			Road Co	-5					400,557						400,600	

Total AC/HA: 0.13953 | Total SF/SM: 6078 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 400,557 | Spl Credit | Total: 400,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Poor
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	1.00999999
Adj $ / SQ:	143.168
Other Features:	67472
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	264036
Depreciation:	81851
Depreciated Total:	182185

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	4	BRs:	2	Baths:	1		HB	1			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	143.17
Special Features:	0	Val/Su Net:	86.51
Final Total:	182200	Val/Su SzAd	158.16

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	63.890	49,066
FFL	First Floor	768	143.170	109,953
HST	Half Story	384	85.900	32,986
WDK	Deck	150	12.790	1,919
EFP	Enclos Porch	36	73.330	2,640

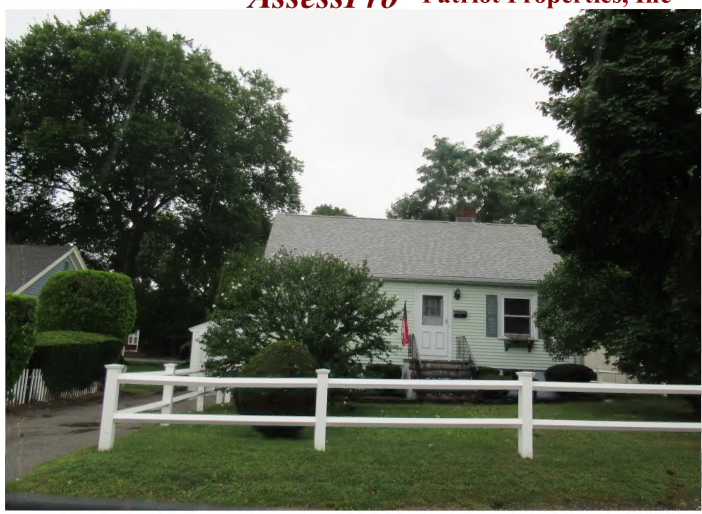
Net Sketched Area:	2,106			Total:	196,564
Size Ad	1152	Gross Are	2490	FinArea	1344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	C	
HST	100	UNF	100		

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 067.0-0006-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	14X20	A	AV	1952	23.93	T	40	101			4,000			4,000

More:	N	Total Yard Items:	4,000	Total Special Featues:	Total: 4,000